Elderly Mortgage Prepayments by State

State	Properties	Units
California	46	5,221
Colorado	2	227
Connecticut	1	159
Delaware	1	169
Florida	1	176
Illinois	2	183
Indiana	1	48
Maine	1	200
Massachusetts	3	342
Michigan	3	325
Minnesota	3	474
Mississippi	1	100
Montana	2	124
Nevada	1	112
New Hampshire	1	24
New York	2	623
Ohio	4	754
Oregon	6	205
Pennsylvania	2	436
South Carolina	1	104
Tennessee	1	80
Texas	3	398
Washington	8	361
Wisconsin	3	179
TOTAL	99	11,024

Elderly Section 8 Opt Outs by State

State	Properties	Contracts	Assisted Units	Total Units
Alabama	2	2	50	146
Arizona	2	2	207	388
Arkansas	3	4	170	296
California	39	39	3,805	3,960
Colorado	3	5	290	409
Connecticut	1	1	50	50
District of Columbia	1	2	65	93
Florida	3	3	43	389
Georgia	1	1	20	94
Idaho	2	2	45	45
Illinois	4	4	202	711
Indiana	2	2	75	75
Iowa	8	8	311	311
Kansas	3	3	109	454
Kentucky	1	1	14	170
Louisiana	1	1	41	56
Maine	1	1	32	32
Maryland	3	3	67	376
Michigan	3	3	171	483
Minnesota	1	2	8	69
Mississippi	2	2	45	116
Missouri	1	1	8	40
Montana	2	2	23	68
Nebraska	1	1	9	52
Nevada	1	2	28	90
New Hampshire	5	5	260	375
New Jersey	1	1	24	24
New York	3	3	258	347
North Carolina	1	1	10	10
North Dakota	3	3	94	94
Ohio	13	13	783	948
Oregon	7	7	148	253
Pennsylvania	1	1	94	101
Puerto Rico	1	1	31	130
South Dakota	2	2	43	52
Tennessee	3	3	87	197
Texas	6	8	543	1,173
Utah	2	2	50	50
Washington	10	10	400	686
West Virginia	1	1	20	200
Wisconsin	3	3	171	171
Wyoming	2	2	136	136
TOTAL	155	163	9,040	13,920

Total and At-Risk Elderly Properties with Project-based Section 8

	ALL CONTRACTS			RENTS <= 110% OF FMR			
		Assisted	Average Percent		Assisted	Percent of	
State	Properties	Units	Rent to FMR	Properties	Units	All Contracts	
Alaska	18	502	89.9%	10	186	37.1%	
Alabama	149	9,076	125.8%	47	2,730	30.1%	
Arkansas	151	5,549	123.8%	61	1,736	31.3%	
Arizona	85	5,754	104.8%	45	3,313	57.6%	
California	692	54,944	92.8%	456	37,356	68.0%	
Colorado	168	10,377	101.4%	110	7,648	73.7%	
Connecticut	201	15,536	104.2%	99	5,938	38.2%	
District of Columbia	23	2,593	74.0%	19	2,142	82.6%	
Delaware	26	2,441	104.5%	14	1,239	50.8%	
Florida	287	25,497	97.9%	181	16,427	64.4%	
Georgia	158	13,512	103.0%	93	9,022	66.8%	
Guam	1	49	0.0%	1	49	100.0%	
Hawaii	37	2,341	100.8%	21	1,585	67.7%	
lowa	188	9,116	116.9%	51	2,317	25.4%	
Idaho	70	2,495	144.7%	15	446	17.9%	
Illinois	352	31,772	127.3%	106	9,757	30.7%	
Indiana	219	15,597	122.5%	66	4,642	29.8%	
Kansas	146	7,222	117.3%	48	2,751	38.1%	
Kentucky	216	13,691	130.6%	66	4,032	29.5%	
Louisiana	104	9,054	118.6%	31	2,082	23.0%	
Massachusetts	402	37,616	102.3%	239	21,648	57.5%	
Maryland	153	14,482	108.1%	77	6,788	46.9%	
Maine	174	5,909	158.2%	22	822	13.9%	
Michigan	363	37,149	107.3%	193	19,492	52.5%	
Minnesota	332	16,620	115.0%	146	8,779	52.8%	
Missouri	245	16,062	116.6%	95	7,149	44.5%	
Mississippi	153	7,517	123.7%	53	2,651	35.3%	
Montana	61	2,666	120.5%	27	1,140	42.8%	
North Carolina	252	12,641	103.7%	127	6,310	49.9%	
North Dakota	86	1,952	118.5%	24	582	29.8%	
Nebraska	144	4,627	113.7%	53	1,580	34.1%	
New Hampshire	114	4,655	131.8%	24	956	20.5%	
New Jersey	264	31,177	106.7%	114	11,093	35.6%	
New Mexico	41	2,412	111.6%	22	1,044	43.3%	
Nevada	21	1,606	91.0%	14	1,173	73.0%	
New York	655	54,913	108.9%	300	25,330	46.1%	
Ohio	556	41,248	117.8%	225	18,448	44.7%	
Oklahoma	92	5,089	136.2%	23	1,442	28.3%	
Oregon	152	6,740	113.6%	66	3,109	46.1%	
Pennsylvania	503	40,951	134.7%	145	11,788	28.8%	
Puerto Rico	77	6,242	143.5%	14	1,441	23.1%	
Rhode Island	128	12,022	130.8%	21	1,384	11.5%	
South Carolina	107	6,983	118.0%	46	3,249	46.5%	
South Dakota	107	2,876	127.5%	30	912	31.7%	
Tennessee	231	17,594	114.9%	102	8,605	48.9%	
	285				·		
Texas	48	19,966 2,511	105.7% 101.3%	149 31	10,889 1,841	54.5%	
Utah Virginia	147	13,912	101.3%	83	7,642	73.3% 54.9%	
	3			3	·		
Virgin Islands Vermont	84	153	0.0%	8	153 228	100.0%	
Washington	248	2,458	145.1%	179		9.3%	
	1	11,814	94.3%		8,693	73.6%	
Wisconsin	430	24,122	114.2%	185	11,137	46.2%	
West Virginia	95	6,995	147.5%	16	710	10.2%	
Wyoming	31	1,031	118.3%	13	395	38.3%	
TOTAL	10,077	711,829		4,409	324,001	45.5%	

Elderly Properties with Project-based Section 8 (rents <=90% of FMR)

	RENTS <= 90% OF FMR						
		Assisted	Percent of All				
State	Properties	Units	Contracts				
Alaska	9	167	33.3%				
Alabama	27	1,539	17.0%				
Arkansas	34	834	15.0%				
Arizona	30	1,959	34.0%				
California	324	27,274	49.6%				
Colorado	57	4,256	41.0%				
Connecticut	69	4,218	27.1%				
District of Columbia	11	708	27.3%				
Delaware	8	825	33.8%				
Florida	101	9,343	36.6%				
Georgia	60	5,603	41.5%				
Guam	1	49	100.0%				
Hawaii	12	505	21.6%				
Iowa	32	1,595	17.5%				
Idaho	11	318	12.7%				
Illinois	64	5,324	16.8%				
Indiana	31	1,391	8.9%				
Kansas	22	945	13.1%				
Kentucky	34	1,979	14.5%				
Louisiana	22	1,539	17.0%				
Massachusetts	144	11,412	30.3%				
Maryland	43	3,191	22.0%				
Maine	10	380	6.4%				
Michigan	105	8,898	24.0%				
Minnesota	78	4,460	26.8%				
Missouri	54	3,587	22.3%				
Mississippi	34	1,599	21.3%				
Montana	6	229	8.6%				
North Carolina	76	3,481	27.5%				
North Dakota	17	335	17.2%				
Nebraska	26	854	18.5%				
New Hampshire	16	620	13.3%				
New Jersey	79	6,120	19.6%				
New Mexico	13	670	27.8%				
Nevada	7	664	41.3%				
New York	209	15,392	28.0%				
Ohio	129	9,854	23.9%				
Oklahoma	13	872	17.1%				
Oregon	34	1,823	27.0%				
Pennsylvania	85	6,793	16.6%				
Puerto Rico	9	754	12.1%				
Rhode Island	12	627	5.2%				
South Carolina	14	960	13.7%				
South Dakota	12	355	12.3%				
Tennessee	60	4,313	24.5%				
Texas	89	6,111	30.6%				
Utah	17	850	33.9%				
Virginia	46	3,230	23.2%				
Virgin Islands	3	153	100.0%				
Vermont	2	64	2.6%				
Washington	93	4,444	37.6%				
Wisconsin	71	3,024	12.5%				
West Virginia	11	482	6.9%				
Wyoming	7	236	22.9%				
TOTAL	2,583	177,208	24.9%				

SCENARIO

Prepay a Sec. 202 mortgage, and refinance with 501(c)(3) bonds.

PROPERTY PROFILE

Number of Units: 180 Current Financing: Asking Price: 5,699,411 Offer Price: 5,700,000 Type: 0 Loan Balance: Section 8 Units: Interest Rate - First Trust: 9.25% NHT/E Valuation: 0 Section 8 Expires: 1/0/2000 Reserve Balances:

UNIT MIX AND RENTS

ONLY MIX AND I	(LITTO									
	CURRENT#OF	# OF UNITS	CURRENT	FMR	STREET	50% TAX		PRO-FORMA	PRO-FORMA	PRO-FORMA
UNIT TYPE	UNITS	PROPOSED	RENTS	RENTS	RENTS	CREDITS	60% TAX CREDITS	YEAR 1	YEAR 2	YEAR 3
Efficiency	60	60	0	0	675	0	0	675	689	703
1 Bedroom	120	120			765			765	780	796
T-4-1 11-24-	400	400								

DEVELOPMENT BUDGET

	TOTAL	PER
ITEM	AMOUNT	UNIT
Uses of Funds		
Acquisition	5,700,000	31,667
Rehabilitation	554,400	3,080
Replacement Reserve Capitalization	77,400	430
Owner & TA Consultant Fees	100,000	556
Estimated Financing Costs	162,586	903
Other	980,580	5,448
Debt Service Reserve Funds	-	-
TOTAL USES OF FUNDS:	7,574,966	42,083
Sources of Funds		
1st Trust	6,327,600	35,153
2nd Trust	996,900	5,538
3rd Trust		
Equity/Gap	_	_
Non-Loan Equity Residual Receipts, Rep. Reserve Fund	250,466	1,391
Tax Credits	-	-
TOTAL SOURCES OF FUNDS:	7,574,966	42,083

KEY ASSUMPTIONS

FINANCING SOURCES & TERMS

Bridge Financing: 0
Interest Rate 0.000% Term (in years)

Permanent Financing Features 501(c)(3) Bonds

Senior/Subordinate Debt Structure
1st Trust Sr. Rated & Insured Bond

2nd Trust Jr. Rated, Uninsured Bond

3rd Trust Equity/Gap

Non-Loan Equity Residual Receipts, Rep. Reserve Fund

LIHTax Credit Rate: NA Price: NA
Historic Rehab Rate: NA Price: NA

 1st
 2nd
 3rd

 Interest Rate
 7.200%
 9.000%

 Amort. Term in Years
 30
 10

 Loan to Value
 86%
 100%

 Debt Coverage Ratio
 142%
 110%

OPERATING BUDGET

Stabilized Year:

	TOTAL	PER
ITEM	AMOUNT	UNIT
Administrative Expenses	43,460	241
Management Fee	64,800	360
Utilities	152,460	847
Repairs & Maintenance	146,262	813
Payroll*	176,784	982
Real Estate Taxes	108,000	600
Insurance, Other Taxes & Miscellaneous	19,800	110
Total Operating Expenses:	711,566	3,953
Contribution to the Replacement Reserve	54,000	300
Financing Costs:	13,656	76
Total Expenses and Reserves:	779,222	4,329
Property Taxes Reduced: 0%		

CASH FLOW PROJECTION:

	_	Year 1	Year 2	Year 3
Rental Income		1,587,600	1,619,280	1,652,400
Interest Income including DSR Int	erest	-	-	-
Laundry Income		11,700	11,934	12,173
Other Income		3,240	3,305	3,371
Gross Income:		1,602,540	1,634,519	1,667,944
LESS: Vacancy	5.55%	(88,969)	(90,745)	(92,600)
LESS: Expenses		(725,222)	(746,569)	(768,556)
LESS: Reserve Contributions		(54,000)	(54,000)	(54,000)
Net Operating Income:		734,349	743,205	752,787
1st Trust Debt Service		(516,060)	(516,060)	(516,060)
Mortgage Insurance Premium		0	0	0
Second Trust Debt Service		(151,540)	(151,540)	(151,540)
Third Trust Debt Service		0	0	0
Return on Equity		0	0	0
Other Ongoing Financing Costs		0	0	0
Cash Flow to Borrower:		66,749	75,605	85,187
Per Unit Per Month:		31	35	39

Prepay a Sec. 202 mortgage, and refinance with 501(c)(3) bonds.

				CALCULATIONS	
ITEM	TOTAL AMOUNT	UNIT PRICE	UNIT OF MEASURE	QUANTITY	NOTES
HARD COSTS:	1				
Acquisition - Land	\$ 855,000	15%		5,700,000	
Acquisition - Building	\$ 4,845,000	85%		5,700,000	
Rehabilitation-Hard Cost	\$ 504,000	\$ 504,000	Lump Sum	1	
Rehabilitation-Gen. Requirements	\$ -	0.00%	% of	\$ 504,000	
Rehabilitation-Profit	\$ -	0.00%	% of	\$ 504,000	
Rehabilitation-Contingency	\$ 50,400	10.00%	% of	\$ 504,000	
Renabilitation contingency	Ψ σσ, ισσ	Total Rehab:	\$ 554,400		per unit
TOTAL HARD COST BUDGET:	\$ 6,254,400				
SOFT COSTS:	1				
CLOSING					
Survey	\$ 12,600	\$840	building	15	
Title Search & Examination Fee	\$ 4,000	\$4,000	lump sum	1	
Title Policy	\$ -	Ψ4,000	L	uded in title search & ex	ram
Recording Fees	\$ 21,974	0.30%	of mortgages	\$ 7,324,500	am.
Transfer Fees	\$ -	0.30%		ded in recording fees at	
Hansier Fees	5 -		IIICIU	ded in recording lees at	oove.
ARCHITECTS & ENGINEERS					
Architect/Engineering Design & Project	\$ 37,500	7.440/	Construction	\$ 504,000	
Supervision	\$ 37,500	7.44%	Budget	\$ 504,000	
Environmental Assessment	\$ 7,000	\$7,000	Lump Sum	1	
Construction Lender Rehab Inspection Fee	-	\$500	visit		
LEGAL	ф	£20.000	Luman Cum		
Legal - Preparation of TPA	\$ -	\$20,000	Lump Sum	4	
Legal - Purchaser	\$ 191,530	\$191,530	Lump Sum	1	
Legal - Seller	-			Costs borne by Seller	
Legal - HUD	\$ -			Costs borne by HUD	
LOAN RELATED COSTS			r	Т.	_
TOTAL LOAN COSTS INCLUDING: Underwriter's Fee	\$ 162,586	2.22%	of mortgages	\$ 7,324,500	
Legal Appraisal Market Study Origination Fee					
Prepaid Mortgage Insurance	\$ -	0.00%	of 1st trust	\$ 6,327,600	
LOC enhance bonds during construction	-	0.00%	Bond Issue X Constr. Period	\$ -	
DEVELOPMENT					
Builder's Risk Insurance	\$ -	0.00%	Constr. Budg.	\$ 554,400	5 basis points of Constr. Budg.
Owner Refinancing Fee	\$ 100,000	1.37%	Dev'l Budg.	\$ 7,301,774	Cash out to the owner
Technical Assistance Dev. Consultant	\$ 77,000	1.37 /6	Lump Sum		Fee to Refinance consultant
Relocation/Misc.	\$ -	0	Lump Sum	\$ -	ree to Reimance consultant
NGIOCATION/IVIISC.	Ψ -	U	Lump Sum	Ψ -	1

Prepay a Sec. 202 mortgage, and refinance with 501(c)(3) bonds.

Max. Development Fees:

				CALCULATIONS	
ITEM	TOTAL AMOUNT	UNIT PRICE	UNIT OF MEASURE	QUANTITY	NOTES
OTHER					
Prepaid Property/Hazard Insurance	\$ 21,200				1
Furniture, Fixtures & Equipment	\$ 20,000				
Transition Reserve	\$ 348,464			\$59,297	
Marketing	\$ -		Lump Sum	*************************************	
Audit	\$ -		Lump Sum		
Tax Credit Consultant	\$ -		Lump Sum		
Tax Credit Fees	\$ -		Lump Sum		
Miscellaneous/Contingency	\$ 178,877	29.00%	other soft costs	\$ 616,816	
		1		\$ 60,435	
Start-up Working Capital	\$ 60,435	430	1 mth operate	180	
Initial Deposit to Replacement Reserve Funded Operating Deficit	\$ 77,400		unit		HUD requires 1,000/unit
(Don't rename this line item)	\$ -	0	Vac Apt Months	\$ -	
TOTAL SOFT COST BUDGET:	\$ 1,320,566 :[\$ 7,574,966]		of total developme of hard costs	ent budget	
Debt Service Reserve Fund	\$ -	0	months	\$ -	1
		2.22%	=Cost of Issuan	ce on 1st Trust	\$ 162,5
TOTAL DEV. COST	\$ 7,574,966	2.0%	=Maximum Allov	wed on TE Bonds	\$ 146,4
			Amt. Included in	Taxable Tail	\$ 16,0
Total Rehab as % of dep. basis First trust as % of dep. Basis plus land Dev. Fees as % of TDC:	9.82% 97.31% 2.36%				
Hard Costs Soft cost 1: All Except Dev. Fees Below Working cap thru end Contingency-% of soft cost 1 TDC Subtotal:		Actual 6,254,400 826,854 137,835 7,219,089 82,685 7,301,774	\$ - 0 0 10.00%		
Development Fees Development Oversight Development Consultant Tax Credit Consultant Development Fee Subtotal	:	100,000 77,000 0 177,000	_		
Contingency-% of Dev. Fees	TDC Total:	7,496,474	10.00%		

1,124,471 of TDC

15%

PROPERTY PROFILE

Number of Units: 180 Current Financing: Asking Price: 5,699,411 Offer Price: 5,700,000 0 Loan Balance: Type: Interest Rate - First Trust: NHT/E Valuation: Section 8 Units: 0 9.25% 1/0/2000 Reserve Balances: Section 8 Expires:

UNIT MIX AND RENTS

UNIT TYPE	CURRENT#OF UNITS	# OF UNITS PROPOSED	CURRENT RENTS	FMR RENTS	STREET RENTS	50% TAX CREDITS	60% TAX CREDITS	PRO-FORMA YEAR 1	PRO-FORMA YEAR 2	PRO-FORMA YEAR 3
Efficiency	60	60	0	0	675	0	0	675	689	703
1 Bedroom	120	120			765			765	780	796
Total Units	180	180							•	

DEVELOPMENT BUDGET

NHT / Enterprise Preservation Corporation

	TOTAL	PER
ITEM	AMOUNT	UNIT
Uses of Funds		
Acquisition	5,700,000	31,667
Rehabilitation	2,901,600	16,120
Replacement Reserve Capitalization	61,200	340
Developer Fee	700,000	3,889
Estimated Financing Costs	267,611	1,487
Other	1,182,666	6,570
Debt Service Reserve Funds	670,846	3,727
TOTAL USES OF FUNDS:	11,483,923	63,800
Sources of Funds		
1st Trust	7,734,000	42,967

Sources of Fullus	
1st Trust	
2nd Trust	

Equity/Gap Non-Loan Equity 249,987 1,389 Residual Receipts, Rep. Reserve Fund 13,975 Tax Credits TOTAL SOURCES OF FUNDS: 11,483,923 63,800

984,400

5,469

KEY ASSUMPTIONS

FINANCING SOURCES & TERMS Bridge Financing:

Interest Rate 0.000% Term (in years)

Permanent Financing Features Private Activity Bonds

Senior/Subordinate Debt Structure

1st Trust Sr. Rated & Insured Bond Jr. Rated, Uninsured Bond 2nd Trust

3rd Trust

Equity/Gap

Residual Receipts, Rep. Reserve Fund

Non-Loan Equity LIHTax Credit Rate: 3.66% Price: 0.8000

Historic Rehab Rate: NA NA Price:

1st 2nd 3rd Interest Rate 6.250% 9.000% Amort. Term in Years 35 10 91% 102% Loan to Value Debt Coverage Ratio 140% 110%

OPERATING BUDGET

Stabilized Year:

	TOTAL	PER
ITEM	AMOUNT	UNIT
Administrative Expenses	33,588	187
Management Fee	64,800	360
Utilities	144,837	805
Repairs & Maintenance	136,080	756
Payroll*	168,883	938
Real Estate Taxes	108,000	600
Insurance, Other Taxes & Miscellaneous	19,800	110
Total Operating Expenses:	675,988	3,755
Contribution to the Replacement Reserve	54,000	300
Financing Costs:	15,398	86
Total Expenses and Reserves:	745,386	4,141
Property Taxes Reduced: 0%		

CASH FLOW PROJECTION:

		Year 1	Year 2	Year 3
Rental Income		1,587,600	1,619,280	1,652,400
Interest Income including DSR I	nterest	_	-	_
Laundry Income		11,700	11,934	12,173
Other Income		3,240	3,305	3,371
Gross Income:		1,602,540	1,634,519	1,667,944
LESS: Vacancy	5.55%	(88,969)	(90,745)	(92,600)
LESS: Expenses		(691,386)	(711,665)	(732,553)
LESS: Reserve Contributions	<u></u>	(54,000)	(54,000)	(54,000)
Net Operating Income:		768,185	778,109	788,790
1st Trust Debt Service		(548,706)	(548,706)	(548,706)
Mortgage Insurance Premium		0	0	0
Second Trust Debt Service		(149,640)	(149,640)	(149,640)
Third Trust Debt Service		0	0	0
Return on Equity		0	0	0
Other Ongoing Financing Costs	<u></u>	0	0	0
Cash Flow to Borrower:		69,839	79,764	90,445
Per Unit Per Month:		32	37	42

Prepay a Sec. 202 mortgage, and refinance using Private Activity Bonds and LIHTC.

					CALCULATIONS	
ITEM	_	OTAL MOUNT	UNIT PRICE	UNIT OF MEASURE	QUANTITY	NOTES
ARD COSTS:			111102	III TOOKE	go/iiiiii	10120
	<u>•</u>	055,000	450/	7	F 700 000	
Acquisition - Land	\$	855,000	15%		5,700,000	
Acquisition - Building	\$	4,845,000	85%		5,700,000	
Rehabilitation-Hard Cost	\$	2,340,000	\$ 2,340,000	· · · · · · · · · · · · · · · · · · ·	1	
Rehabilitation-Gen. Requirements	\$	187,200	8.00%	% of	\$ 2,340,000	
Rehabilitation-Profit	\$	140,400	6.00%	% of	\$ 2,340,000	
Rehabilitation-Contingency	\$	234,000	10.00% Total Rehab:	% of \$ 2,901,600	\$ 2,340,000 16,120	per unit
TOTAL HARD COST BUDGET:	\$	8,601,600				
OFT COSTS:						
OSING				***		
Survey	\$	12,600	\$840	building	15	
Title Search & Examination Fee	\$	10,000	\$10,000	lump sum	1	
Title Policy	\$	-		incl	uded in title search & ex	kam.
Recording Fees	\$	26,155	0.30%	of mortgages	\$ 8,718,400	
Transfer Fees	\$	-		inclu	ded in recording fees al	bove.
CHITECTS & ENGINEERS					1	T
Architect/Engineering Design & Project	\$	37,500	1.60%	Construction	\$ 2,340,000	
Supervision	Φ.	0.000	¢0.000	Budget	1	
Environmental Assessment Construction Lender Rehab Inspection	\$	8,000	\$8,000	Lump Sum	1	
Fee	\$	-	\$500	visit		
GAL						
Legal - Preparation of TPA	\$	-	\$20,000	Lump Sum		
Legal - Purchaser	\$	213,487	\$213,487	Lump Sum	1	
Legal - Seller	\$	-			Costs borne by Seller	
Legal - HUD	\$	-			Costs borne by HUD	
AN RELATED COSTS TOTAL LOAN COSTS INCLUDING:	\$	267,611	3.07%	of mortgages	\$ 8,718,400	
Underwriter's Fee						
Legal						
Appraisal						
Market Study						
Origination Fee						
0.1g.1.0.1.1.00						
Prepaid Mortgage Insurance	\$	-	0.00%	of 1st trust	\$ 7,734,000	
	_	-			_	T
LOC enhance bonds during construction	\$	_	0.00%	Bond Issue X	\$ -	
200 official borids during conduction			0.007	Constr. Period	Ι Ψ	
EVELOPMENT		400.000	0.000/	1	Ф 2004.555	To
Owner Refinancing Fee	\$	100,000	0.00%		\$ 2,901,600	Cash out to the owner
Dev. Fee	\$	700,000	7.05%	Dev'l Budg.	\$ 9,924,384	
Technical Assistance Dev. Consultant	\$	77,000		Lump Sum	\$ 1	Fee to the Refinance consultant
Relocation/Misc.	\$	2,000	2000	Lump Sum	\$ -	T GG to the recommended GG localeant

Prepay a Sec. 202 mortgage, and refinance using Private Activity Bonds and LIHTC.

	TOTAL			UNIT	UNIT OF	CALCULATIONS	ı	
ITEM	AMOUNT			PRICE	MEASURE	QUANTITY	NOTES	
OTHER								
Prepaid Property/Hazard Insurance	\$ 21,2	00	Ī				1	
Furniture, Fixtures & Equipment	\$ 20,0	00						
Transition Reserve	\$ 348,4		Ļ			\$56,332		
Marketing	\$ 27,5	00	ļ	27500	Lump Sum			
Audit	\$	-	ŀ		Lump Sum			
Tax Credit Consultant Tax Credit Fees	\$	-	-	17,750.00	Lump Sum Lump Sum			
Miscellaneous/Contingency	\$ 221,1	45		15.00%	other soft costs	\$ 1,474,298		
Start-up Working Capital			-			\$ 57,615		
Initial Deposit to Replacement Reserve			ł	340	1 mth operate unit	180	LILID requires 1 000/unit	
Funded Operating Deficit		00	ŀ				HUD requires 1,000/unit	
(Don't rename this line item)	\$	-		0	Vac Apt Months	-		
TOTAL SOFT COST BUDGET:	\$ 2,211,4				of total developme	ent budget		
SUBTOTAL:	\$ 10,813,0	//						
Capitalized Interest Reserve	\$ 670,8	46	Γ	0	months	-		
	1				=Cost of Issuan		\$	267,611
TOTAL DEV. COST	\$ 11,483,9	23		2.0%	=Maximum Allov Amt. Included in	wed on TE Bonds	\$ \$	174,368 93,243
Total Rehab as % of dep. basis First trust as % of dep. Basis plus land Dev. Fees as % of TDC:	33.7 81.8 7.2							
Hard Costs Soft cost 1: All Except Dev. Fees Below Working cap thru end Contingency-% of soft cost 1	,		=	Actual 8,601,600 1,094,517 118,815 9,814,932 109,452	\$ - 0 0 10.00%			
TDC Subtotal:			_	9,924,384				
Development Fees Development Oversight Development Consultant Tax Credit Consultant Development Fee Subtotal:			=	700,000 77,000 0 777,000	7.05%			
Contingency-% of Dev. Fees				77,700	10.00%			
	TDC Tot	al:	-	10,779,084				
Max. Development Fees:	15%			1,616,863	of TDC			

Elderly Properties with HUD-Insured Mortgages (Interest Rates of 9% or Above)

State	Properties	Section 8 Units	Total Units
Alabama	40	2,434	2,441
Arizona	31	1,563	1,574
Arkansas	47	1,410	1,428
California	156	11,889	12,355
Colorado	50	2,588	2,592
Connecticut	34	2,340	2,627
Delaware	5	482	487
District of Columbia	6	737	741
Florida	66	5,835	5,872
Georgia	33	2,479	2,485
Hawaii	4	110	113
Idaho	6	293	296
Illinois	58	4,475	4,643
Indiana	43	2,349	2,355
lowa	28	1,452	1,459
Kansas	18	713	723
Kentucky	61	3,416	3,429
Louisiana	30	2,470	2,483
Maine	27	769	774
Maryland	25	2,116	2,124
Massachusetts	55	4,283	5,347
Michigan	70	5,489	5,679
Minnesota	41	1,796	1,798
Mississippi	46	2,181	2,189
Missouri	55	3,413	3,507
Montana	5	283	322
Nebraska	14	586	587
Nevada	8	464	482
New Hampshire	9	297	299
New Jersey	40	4,201	4,573
New Mexico	7	366	367
New York	170	13,357	13,519
North Carolina	85	3,456	3,466
North Dakota	2	63	63
Ohio	129	7,660	7,735
Oklahoma	35	1,524	1,535
Oregon	17	774	783
Pennsylvania	107	7,174	7,239
Puerto Rico	36	2,608	2,610
Rhode Island	10	852	855
South Carolina	28	1,707	1,715
South Dakota	1	0	31
Tennessee	53	3,001	3,041
Texas	86	5,167	5,196
Utah	13	492	493
Vermont	7	167	169
Virgin Islands	1	56	56
Virginia	33	2,852	2,879
Washington	39	1,671	1,696
West Virginia	20	1,400	1,420
Wisconsin	60	2,823	2,861
Wyoming	6	230	230
TOTAL	2,056	130,313	133,743